

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/1 SADIE STREET MOUNT WAVERLEY VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,530,000

Property type

House

Suburb

Mount Waverley

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/40 WAVE AVENUE MOUNT WAVERLEY VIC 3149	\$1,101,000	18-Nov-21
15 BERNARD STREET MOUNT WAVERLEY VIC 3149	\$980,000	04-Mar-22
4/3 HEANY STREET MOUNT WAVERLEY VIC 3149	\$980,000	10-Dec-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 03 May 2022



1/40 WAVE AVENUE MOUNT WAVERLEY VIC 3149

3 2 1

Sold Price **\$1,101,000** Sold Date **18-Nov-21**

Distance **0.78km**



15 BERNARD STREET MOUNT WAVERLEY VIC 3149

3 2 1

Sold Price **\$980,000** Sold Date **04-Mar-22**

Distance **0.27km**



4/3 HEANY STREET MOUNT WAVERLEY VIC 3149

3 2 2

Sold Price Sold Date **10-Dec-21**

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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